

REFUSED

SHERIFF'S SALE

Distribution Sheet

Ocean Loan Services LLC vs. Dinh Vinh
 NO. 1302-2017 JD
 NO. 96-2018 ED
 DATE OF SALE: November 7, 2018

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) November 7, 2018 and (time) 9:00 AM, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to Brad Hoffman for the price or sum of \$ 66810.00 Dollars. Brad Hoffman being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price	\$ <u>65500.00</u>	
Poundage	<u>1310.00</u>	
Transfer Taxes		
Total Needed to Purchase		\$ <u>66810.00</u>
Amount Paid Down		<u>6760.00</u>
Balance Needed to Purchase		<u>60110.00</u>

EXPENSES:

Columbia County Sheriff - Costs	\$ <u>615.00</u>	
Poundage	<u>1310.00</u>	\$ <u>1925.00</u>
Newspaper		<u>1200.00</u>
Printing		<u>-0-</u>
Solicitor		<u>100.00</u>
Columbia County Prothonotary		<u>10.00</u>
Columbia County Recorder of Deeds -	Deed copy work	<u>71.75</u>
	Realty transfer taxes	<u>725.60</u>
	State stamps	<u>725.60</u>
Tax Collector ()		<u>-0-</u>
Columbia County Tax Assessment Office		<u>1009.85</u>
State Treasurer		<u>200.00</u>
Other: <u>see page 2</u>		<u>1898.39</u>

TOTAL EXPENSES: \$ 7866.19

Total Needed to Purchase	\$ <u>66810.00</u>
Less Expenses	<u>7866.19</u>
Net to First Lien Holder	<u>58941.81</u>
Plus Deposit	<u>1350.00</u>
Total to First Lien Holder	<u>60293.81</u>

Sheriff's Office, Bloomsburg, Pa.

So answers

December 29, 2018

Tasha

Sheriff

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

Web Posting	\$100.00
Scott Twp Sewer	\$1,112.20
Lien Certificate	\$250.00
PA Dept of Revenue #2007 CV 1481JU	\$132.81
PA Dept of Revenue #1612-93	\$10.00
PA Dept of L&I #2009CV2280	\$293.38
Total	\$1,898.39

COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 226899
Customer:
SHERIFF'S OFFICE

Invoice Date: 01/15/2019 8:46:10 AM
Last Change:

RECEIPT
Receipt By: MAIL

Reg/Drw ID: 0101
By: HAS

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$1,522.95	201900309	SCOTT TOWNSHIP
	Grantor - VINH, DINH		01/15/19 8:46:11 AM	
	Grantee - HOFFMAN, BRAD			
	Consideration -	\$66,810.00		
	Tax Basis -	\$72,559.88		
	Return Via - MAIL			
	Fees Summary:			
	STATE TRANSFER TAX	\$725.60		
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	CENTRAL COLUMBIA AREA SCHOOL REALTY TAX	\$362.80		
	SCOTT TOWNSHIP	\$362.80		
	TOTAL CHARGES	\$1,522.95		
	PAYMENTS			
	CHECK: 8428 - SHERIFF'S OFFICE	\$71.75		
	CHECK: 8430 - SHERIFF'S OFFICE	\$725.60		
	CHECK: 8431 - SHERIFF'S OFFICE	\$725.60		
	TOTAL PAYMENTS	\$1,522.95		
	AMOUNT DUE	\$1,522.95		
	PAYMENT ON INVOICE	(\$1,522.95)		
	BALANCE DUE ON INVOICE	\$0.00		

COLUMBIA COUNTY SHERIFF'S OFFICE
SHERIFF'S REAL ESTATE FINAL COST SHEET

OCWEN LOAN SERVICING LLC VS DINH VINH

NO. 96-2018 ED

NO. 1302-2017 JD

DATE/TIME OF SALE: NOVEMBER 7, 2018 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 65500.00

POUNDAGE - 2% OF BID \$ 1310.00

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 66810.00

PURCHASER(S): BRAD HOFFMAN

ADDRESS: 2470 2nd ST. ABB BLOOMSBURG PA 17815

NAMES(S) ON DEED: BRAD D. HOFFMAN

PURCHASER(S) SIGNATURE(S): Brad D. Hoffman

TOTAL DUE: \$ 66810.00

LESS DEPOSIT: \$ 6700.00

DOWN PAYMENT: \$ -

TOTAL DUE IN 8 DAYS \$ 60110.00

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
OCWEN LOAN SERVING LLC

vs.

Defendant
DINH VINH

Attorney for the Plaintiff:
MCCABE, WEISBERG & CONWAY PC
123 S. BROAD STREET
SUITE 2080
PHILADELPHIA, PA 19109

Sheriff's Sale Date: Wednesday, November 7, 2018

Writ of Execution No. : 2017CV1302

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 120 WARMON STREET, BLOOMSBURG, PA 17815

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$78.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,200.00
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$285.00
Service Mileage	\$10.00
Distribution Form	\$25.00
Copies	\$9.50
Notary Fee	\$10.00
Surcharge	\$200.00

Total Sheriff Costs **\$2,225.00**

Municipal Costs

Delinquent Taxes	\$1,009.85
Sewer	\$1,112.20

Total Municipal Costs **\$2,122.05**

Distribution Costs

Recording Fees	\$71.75
----------------	---------

Total Distribution Costs **\$71.75**

Grand Total: **\$4,418.80**

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

Timothy Chamberlain

From: Jeff Hill <jeff@hhtlegal.com>
Sent: Wednesday, December 19, 2018 1:31 PM
To: Timothy Chamberlain
Subject: Vinh Dinh list of liens

List of liens

1. Pa. Department of Revenue \$132.81 #2007 CV 1481JU
2. Pa Department of Revenue #1612-93-to be satisfied upon payment of \$10 to Department of Revenue for duplicate lien satisfaction.
3. Pa Department of L & I \$293.38 #2009-CV-2280
4. Scott Township Authority No 95 ML-2017 \$554.93

P. Jeffrey Hill, Esquire
Harding, Hill & Turowski, LLP
38 West Third Street
Bloomsburg, PA 17815
570-784-6770 Ext. 3
570-784-6075 Fax

CONFIDENTIALITY NOTICE: The information contained in this electronic mail transmission (including any accompanying attachments) is intended solely for its authorized recipient(s), and may be confidential and/or legally privileged. If you are not an intended recipient, or responsible for delivering some or all of this transmission to an intended recipient, you have received this transmission in error and are hereby notified that you are strictly prohibited from reading, copying, printing, distributing or disclosing any of the information contained in it. In that event, please contact us immediately by telephone (570)784-6770 Extension 3 or by electronic mail at jeff@hhtlegal.com and delete the original and all copies of this transmission (including any attachments) without reading or saving in any manner.

SHERIFF'S SALE

Distribution Sheet

Ocean Loan Servicing LLC

vs. Dinh Vinh

NO. 1302-2617 JD

DATE OF SALE: November 7, 2018

NO. 96-2018 ED

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) November 7, 2018 and (time) 9:00 AM, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to Brad Hoffman for the price or sum of \$ 66810.00 Dollars.

Brad Hoffman being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price	\$ <u>65500.00</u>	
Poundage	<u>1310.00</u>	
Transfer Taxes		
Total Needed to Purchase		\$ <u>66810.00</u>
Amount Paid Down		<u>6700.00</u>
Balance Needed to Purchase		<u>60110.00</u>

EXPENSES:

Columbia County Sheriff - Costs	\$ <u>615.00</u>	
Poundage	<u>1310.00</u>	\$ <u>1925.00</u>
Newspaper		<u>1200.00</u>
Printing		
Solicitor		<u>100.00</u>
Columbia County Prothonotary		<u>10.00</u>
Columbia County Recorder of Deeds -	Deed copy work	<u>71.75</u>
	Realty transfer taxes	<u>725.60</u>
	State stamps	<u>725.60</u>
Tax Collector ()	
Columbia County Tax Assessment Office		<u>1609.85</u>
State Treasurer		<u>200.00</u>
Other: <u>web</u>		<u>100.00</u>
<u>sear</u>		<u>1112.20</u>
<u>lien cert.</u>		<u>250.00</u>
TOTAL EXPENSES:		\$ <u>7430.00</u>

Total Needed to Purchase	\$ <u>66810.00</u>
Less Expenses	<u>7430.00</u>
Net to First Lien Holder	<u>59380.00</u>
Plus Deposit	<u>1350.00</u>
Total to First Lien Holder	\$ <u>60730.00</u>

Sheriff's Office, Bloomsburg, Pa.

November 13, 2018

So answers

Tamara Ch...

Sheriff

REFUSED

SHERIFF'S SALE

Distribution Sheet

Ocean Loan Services LLC vs. Dinh Vinh
 NO. 1302-2017 JD
 NO. 96-2018 ED
 DATE OF SALE: November 7, 2018

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) November 7, 2018 and (time) 9:00 AM, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to Brad Hoffman for the price or sum of \$ 66810.00 Dollars. Brad Hoffman being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price	\$ <u>65500.00</u>	
Poundage	<u>1310.00</u>	
Transfer Taxes		
Total Needed to Purchase		\$ <u>66810.00</u>
Amount Paid Down		<u>6760.00</u>
Balance Needed to Purchase		<u>60110.00</u>

EXPENSES:

Columbia County Sheriff - Costs	\$ <u>615.00</u>	
Poundage	<u>1310.00</u>	\$ <u>1925.00</u>
Newspaper		<u>1200.00</u>
Printing		<u>-0-</u>
Solicitor		<u>100.00</u>
Columbia County Prothonotary		<u>10.00</u>
Columbia County Recorder of Deeds -	Deed copy work	<u>71.75</u>
	Realty transfer taxes	<u>725.60</u>
	State stamps	<u>725.60</u>
Tax Collector ()	<u>-0-</u>
Columbia County Tax Assessment Office		<u>1009.85</u>
State Treasurer		<u>200.00</u>
Other: <u>see page 2</u>		<u>2453.32</u>

TOTAL EXPENSES: \$ 8421.12

Total Needed to Purchase	\$ <u>66810.00</u>
Less Expenses	<u>8421.12</u>
Net to First Lien Holder	<u>58388.88</u>
Plus Deposit	<u>1350.00</u>
Total to First Lien Holder	\$ <u>59738.88</u>

Sheriff's Office, Bloomsburg, Pa.

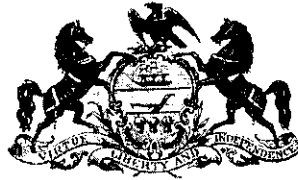
December 20, 2018

So answers

Tasha

Sheriff

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

Web Posting	\$100.00
Scott Twp sewer	\$1,112.20
Lien certificate	\$250.00
PA Dept of Revenue #2007 CV 1481JU	\$132.81
PA Dept of Revenue #1612-93	\$10.00
PA Dept of L&I #2009CV2280	\$293.38
Scott Twp Authority No 95ML2017	\$554.93
Total	\$2,453.32

**PNC BANK**PNC Bank, National Association
Northeast PA**No. 3024401**

60-1/313

CASHIER'S CHECKDATE NOVEMBER 09, 2018PAY TO THE
ORDER OFCOLUMBIA COUNTY SHERIFFS OFFICE

\$

60,110.00SIXTY THOUSAND ONE HUNDRED TEN AND 00 / 100XXXXXXXXXXXX DOLLARS Security Features
Followed
Details on backGOLD STAR LINES

REMITTER

PNC Bank, National Association

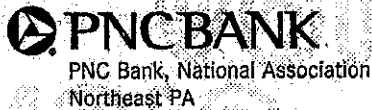

OFFICIAL SIGNATURE

MP

⑈03024401⑈ ⑈031300012⑈

9015003061⑈

03000526



No. 3024379

60-1/31:

CASHIER'S CHECK

DATE NOVEMBER 07, 2013

PAY TO THE
ORDER OF COLUMBIA COUNTY SHERIFF

\$ 6,700.00

SIX THOUSAND SEVEN HUNDRED AND 00 / 100*****
DOLLARS Security feature
included.
Details on back.

GOLD STAR LINES INC

REMITTER



PNC Bank, National Association

PAULA J. TEMPLE
OFFICIAL SIGNATURE

⑈03024379⑈ ⑈031300012⑈

9015003061⑈

SHERIFF'S SALE COST SHEET

17-1302

VS.
NO. _____ ED NO. _____ JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>285.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>78.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>10.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>9.50</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>565.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1200.00</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1450.00</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>71.75</u>	
TOTAL *****		\$ <u>81.75</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>1009.85</u>	
TOTAL *****		\$ <u>1009.85</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>1112.20</u>	
WATER 20	\$	
TOTAL *****		\$ <u>1112.20</u>

SURCHARGE FEE (DSTE)		\$ <u>200.00</u>
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>0</u>

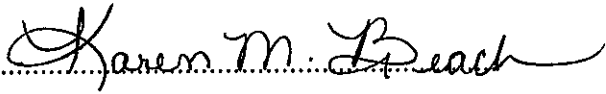
TOTAL COSTS (OPENING BID) \$ 4418.80

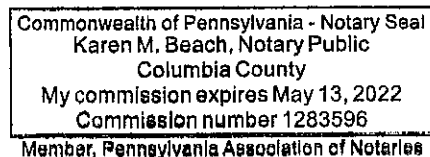
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA) SS

Paula Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said , Town, County and State since that day and on the attached notice October 17, 24, 31, 2018 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....


Sworn and subscribed to before me this 31st day of October 2018.....

.....

(Notary Public)



And now,....., 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF COMPLIANCE
P.O. BOX 281230
HARRISBURG, PA 17128-1230

**PRIORITY CLAIM
FOR
SHERIFFS SALE**

Please Print or Type

EXECUTION NUMBER	SECOND EXECUTION NUMBER
2017CV1302 (11/07/18)	
DATE OF SALE	
11/07/2018	
AMOUNT	
\$19,536.04	

MR TIMOTHY T CHAMBERLAIN
SHERIFF OF COLUMBIA COUNTY
BOX 380

BLOOMSBURG PA 17815

REVENUE ID 1001021827	CORPORATION TAX \$0.00
EMPLOYER EIN -	\$0.00
SALES TAX LICENSE NUMBER 19073940	\$19,536.04
SOCIAL SECURITY NUMBER -	\$0.00
INHERITANCE TAX FILE NUMBER -	\$0.00
OTHER TAX NUMBER -	\$0.00

DEFENDANT

DINH VINH

This statement is to advise you that the above owes the Commonwealth of Pennsylvania taxes, interest, penalty and lien costs as shown on the Statement of Account below for the following taxes. This statement is made in accordance with 42 Pa. C.S.A. § 8151 and 72 P.S. § 1402 (Fiscal Code § 1402).

A. For the following taxes a priority in the distribution of the proceeds of the judicial sale should be made in accordance with the applicable provisions of the Tax Reform Code of 1971, 72 P.S. § 7101, et seq. Tax liens were filed with the Prothonotary of Columbia County.

- ☒ Sales and Use Tax, 72 P.S. § 7242
☐ Employer Withholding Tax, 72 P.S. § 7345
☐ Pennsylvania Personal Income Tax, 72 P.S. § 7345

B. A Corporation tax lien is a first lien and is required to be paid out of the proceeds of the judicial sale before any pre-existing judgement, mortgage, or any other claim or lien against the corporation in accordance with 72 P.S. § 1401 (Fiscal Code § 1401).

- ☐ Corporation Taxes, 72 P.S. § 1401

STATEMENT OF ACCOUNT

Type of Tax	Settlement or Lien Date	Lien Number or Filing Period	Amount or Balance
Sales Tax	2/18/2005	2005-CV-191	\$3,793.33
Sales Tax	3/3/2005	2005-CV-237	\$1,216.43
Sales Tax	5/18/2005	2005-CV-620	\$4,960.70
Sales Tax	2/20/2007	2007CV307JU	\$6,187.02
Sales Tax	6/27/2018	2006CV867JU	\$3,378.56
TOTAL:			\$19,536.04

I certify that the above Statement of Account is a true and correct statement of all lien taxes, penalties and interest owed to the Commonwealth of Pennsylvania (based upon the Department of Revenue records) by the above named entity.

WITNESS my hand and the seal of the Department of Revenue 18 day of, October 2018	DIRECTOR, BUREAU OF COMPLIANCE Sean Washington
	SECRETARY OF REVENUE C. Daniel Hassell

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



OCWEN LOAN SERVING LLC
vs.
VINH, DINH

Case Number
2017CV1302

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/07/2018 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 120 WARMON STREET
BLOOMSBURG, PA 17815

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 10-2-18 **Time:** 1245

Deputy: 7 **Mileage:**

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

(POSTING)

2017CV1302

120 WARMON STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



OCWEN LOAN SERVING LLC
vs.
DINH VINH

Case Number
2017CV1302

SHERIFF'S RETURN OF SERVICE

09/14/2018 11:00 AM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY LAYING ON BEDSIDE TABLE IN MR. VINH ROOM A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: DINH VINH AT 211 EAST FAIR STREET, BLOOMSBURG, PA 17815.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

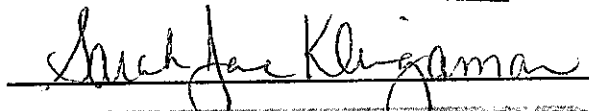
September 17, 2018

NOTARY

Affirmed and subscribed to before me this

17TH day of SEPTEMBER, 2018

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SARAH JANE KLINGAMAN, NOTARY PUBLIC
TOWN OF BLOOMSBURG, COLUMBIA COUNTY
MY COMMISSION EXPIRES OCT. 4, 2020



Plaintiff Attorney: MCCABE WEISBERG & CONWAY PC, 123 S. BROAD STREET, SUITE 2080, PHILADELPHIA, PA 19106

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



OCWEN LOAN SERVING LLC
vs.
DINH VINH

Case Number
2017CV1302

SHERIFF'S RETURN OF SERVICE

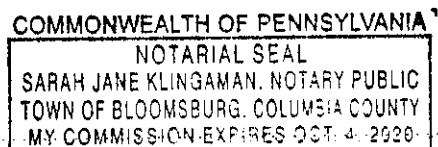
10/02/2018 12:45 PM - DEPUTY CHRIS PRESCOTT, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 120 WARMON STREET, BLOOMSBURG, PA 17815.


CHRIS PRESCOTT, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

October 02, 2018



NOTARY

Affirmed and subscribed to before me this

2ND day of OCTOBER, 2018

Plaintiff Attorney: MCCABE, WEISBERG & CONWAY PC, 123 S. BROAD STREET, SUITE 2080, PHILADELPHIA, PA 19106

(c) CountySuite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



OCWEN LOAN SERVING LLC
vs.
VINH, DINH

Case Number
2017CV1302

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

96

Warrant:

Notes:

SALE DATE & TIME: 11/07/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name:

DINH VINH

Primary Address:

211 EAST FAIR STREET
BLOOMSBURG, PA 17815

Phone:

DOB:

Alternate Address:

120 WORMAN STREET
BLOOMSBURG, PA 17815

Phone:

Final Service:

Served:

Personally · Adult In Charge · Posted · Other

Adult In Charge:

PODSIDE TABLE

Relation:

IN DEFENDANT'S ROOM
PER SHERIFF'S ORDERS

Date:

9/14/18

Time:

1100

Deputy:

LI

Mileage:

Attorney / Originator:

Name:

MCCABE, WEISBERG & CONWAY PC

Phone:

215-790-1010

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

VINH, DINH

2017CV1302

211 EAST FAIR STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

LAW OFFICES
McCABE, WEISBERG & CONWAY, LLC
SUITE 1400
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

August 31, 2018

Prothonotary's Office
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

FILED
PROTHONOTARY
2018 SEP - 5 P 2:15
CLERK OF COURTS
COUNTY OF COLUMBIA

Re: Ocwen Loan Servicing, LLC vs. Dinh Vinh
Columbia County, No. 2017-CV-1302
Premises: 120 Warmon Street, Bloomsburg, PA 17815

Dear Sir or Madam:

Kindly file the enclosed Affidavit of Service of Affidavit Pursuant to Rule 3129.1 regarding the above matter. Please file the original of record and return the time-stamped copies to me in the stamped self-addressed envelope provided. The property is currently scheduled for Sheriff Sale on November 7, 2018.

Please advise promptly if there are any problems in this regard. Thank you for your assistance in this matter.

Sincerely,

Kirsten Dempsey, 3129 *kd
McCabe, Weisberg and Conway, LLC

/*kd

cc: Office of the Sheriff/Real Estate Division

McCABE, WEISBERG & CONWAY, LLC

Attorneys for Plaintiff

MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
JACOB M. OTTLEY, ESQUIRE - ID # 319404
LAUREN M. MOYER, ESQUIRE - ID # 320589
CHELSEA A. NIXON, ESQUIRE - ID # 324130

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

(215) 790-1010

Ocwen Loan Servicing, LLC,

Plaintiff,

v.

Dinh Vinh,

Defendant.

Columbia County
Court of Common Pleas

Number: 2017-CV-1302

AFFIDAVIT PURSUANT TO RULE 3129.1

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 120 Warmon Street, Bloomsburg, Pennsylvania 17815, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

1. Name and address of Owner or Reputed Owner

Name**Address**

Dinh Vinh

120 Warmon Street
Bloomsburg, PA 17815211 East First Street
Bloomsburg, PA 17815

FILED
PROTHONOTARY
2018 SEP -5 P 2:15
CLERK OF COURTS
COUNTY OF COLUMBIA, PA

2. Name and address of Defendant in the judgment:

Name**Address**

Dinh Vinh

120 Warmon Street
Bloomsburg, Pennsylvania 17815211 East First Street
Bloomsburg, PA 17815

3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:

Name**Address**

Plaintiff herein

4. Name and address of the last recorded holder of every mortgage of record:

Name**Address**

Plaintiff herein

Secretary of Housing and Urban Development	451 Seventh Street, S.W. Washington, DC 20410
---	--

5. Name and address of every other person who has any record lien on the property:

Name**Address**

Commonwealth of
Pennsylvania Department of
Labor and Industry

651 Boas Street
Harrisburg, PA 17121

Commonwealth of
Pennsylvania Department of
Labor and Industry

c/o Bureau of Workers Compensation
1171 S Cameron Street
Harrisburg, PA 15106

Commonwealth of
Pennsylvania Department of
Revenue

Bureau of Compliance
PO Box 280946
Harrisburg, PA 17128

Scott Township Authority

301 Lindsay Road
Carnegie, PA 15106

Scott Township Authority

350 Tenny Street
Bloomsburg, PA 17815

Scott Township Authority

1038 Montdale Road
Scott Township, PA 18447

6. Name and address of every other person who has any record interest in the property which may be affected by the sale:

Name**Address**

NONE

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Name	Address
Tenants/Occupants	120 Warmon Street Bloomsburg, Pennsylvania 17815
United States of America c/o United States Attorney for the Middle District of PA	Harrisburg Federal Building & Courthouse 228 Walnut Street, Ste. 220 Harrisburg , PA 17108-1754
Domestic Relations of Columbia County	11 West Main Street Bloomsburg , PA 17815
Tax Claim Bureau Columbia County Courthouse	35 West Main Street Basement Level Bloomsburg , PA 17815
United States of America c/o United States Attorney for the Middle District of PA	William J. Nealon Federal Bldg. 235 North Washington Avenue, Ste. 311 Scranton , PA 18503
United States of America Internal Revenue Service Technical Support Group	William Green Federal Building 600 Arch Street, Room 3259 Philadelphia , PA 19106
Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 th Street Suite #204 Philadelphia, PA 19107
Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
PA Department of Revenue Bureau of Compliance Lien Section	P.O. Box 280948 Harrisburg PA 17128-0948

Commonwealth of
Pennsylvania Department of
Revenue Bureau of Compliance

Clearance Support Department 281230
Harrisburg, PA 17128-1230
ATTN: Sheriff's Sales

Commonwealth of PA
Department of Revenue

Bureau of Compliance
Department 280946
Harrisburg, PA 17128-0946
Attn: Sheriff's Sales

Commonwealth Of
Pennsylvania

Department Of Welfare
P.O. Box 2675
Harrisburg, PA 17105

United States of America c/o
Atty General of the United
States

U.S. Dept of Justice, Room 5111
950 Pennsylvania Avenue NW
Washington, DC 20530-0001

United States of America
c/o Atty General of the United
States

U.S. Dept of Justice, Room 4400
950 Pennsylvania Avenue NW
Washington, DC 20530-0001

8. Name and address of Attorney of record:

Name

Address

NONE

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities.

Date: 9/9/18

McCABE, WEISBERG & CONWAY, LLC

BY: 

<input type="checkbox"/> Margaret Gairo, Esq.	<input checked="" type="checkbox"/> Andrew L. Markowitz, Esq.
<input type="checkbox"/> Christine L. Graham, Esq.	<input type="checkbox"/> Brian T. LaManna, Esq.
<input type="checkbox"/> Ann E. Swartz, Esq.	<input type="checkbox"/> Joseph F. Riga, Esq.
<input type="checkbox"/> Joseph I. Foley, Esq.	<input type="checkbox"/> Jacob M. Ottley, Esq.
<input type="checkbox"/> Lauren M. Moyer, Esq.	<input type="checkbox"/> Chelsea A. Nixon, Esq.

Attorneys for Plaintiff

Ocwen Loan Servicing, LLC v. Dinh Vinh
Columbia County; Number: 2017-CV-1302

McCABE, WEISBERG & CONWAY, LLC

MARGARET GAIRO, ESQUIRE - ID # 34419
 ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
 CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
 BRIAN T. LAMANNA, ESQUIRE - ID # 310321
 ANN E. SWARTZ, ESQUIRE - ID # 201926
 JOSEPH F. RIGA, ESQUIRE - ID # 57716
 JOSEPH I. FOLEY, ESQUIRE - ID # 314675
 JACOB M. OTTLEY, ESQUIRE - ID # 319404
 LAUREN M. MOYER, ESQUIRE - ID # 320589
 CHELSEA A. NIXON, ESQUIRE - ID # 324130

123 South Broad Street, Suite 1400
 Philadelphia, PA 19109
 (215) 790-1010

Attorneys for Plaintiff

Ocwen Loan Servicing, LLC, Plaintiff, v. Dinh Vinh, Defendant.	Columbia County Court of Common Pleas Number: 2017-CV-1302
--	--

AFFIDAVIT OF SERVICE

The undersigned attorney for the Plaintiff in the within matter, hereby certifies that on the 31st day of August, 2018, a true and correct copy of the Notice of Sheriff's Sale of Real Property was served on all pertinent lienholder(s) as set forth in Affidavit Pursuant to 3129.1 which is attached hereto.

A copy of the Notice of Sheriff's Sale and certificate of mailing is also attached hereto and made a part hereof.

SWORN AND SUBSCRIBED

BEFORE ME THIS 4TH DAYOF Sept. 20 18

NOTARY PUBLIC

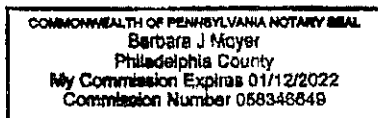
DATE: 9/4/18

McCABE, WEISBERG & CONWAY, LLC

BY: CP

<input type="checkbox"/> Margaret Gairo, Esq.	<input checked="" type="checkbox"/> Andrew L. Markowitz, Esq.
<input type="checkbox"/> Christine L. Graham, Esq.	<input type="checkbox"/> Brian T. LaManna, Esq.
<input type="checkbox"/> Ann E. Swartz, Esq.	<input type="checkbox"/> Joseph F. Riga, Esq.
<input type="checkbox"/> Joseph I. Foley, Esq.	<input type="checkbox"/> Jacob M. Ottley, Esq.
<input type="checkbox"/> Lauren M. Moyer, Esq.	<input type="checkbox"/> Chelsea A. Nixon, Esq.

Attorneys for Plaintiff



McCABE, WEISBERG & CONWAY, LLC

Attorneys for Plaintiff
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

Ocwen Loan Servicing, LLC, Plaintiff,	Columbia County Court of Common Pleas
v.	
Dinh Vinh Defendant.	Number: 2017-CV-1302

DATE: August 31, 2018

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

OWNERS: Dinh Vinh

PROPERTY: 120 Warmon Street, Bloomsburg, PA 17815

IMPROVEMENTS: Residential Dwelling

JUDGMENT AMOUNT: \$68,162.18

The above-captioned property is scheduled to be sold pursuant to the judgment of the court caption above at the Sheriff's Sale on **November 7, 2018 at 9:00AM** in **Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, PA 17815**. Our records indicate that you may hold a mortgage or judgments and liens on, and/or other interests in the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule.

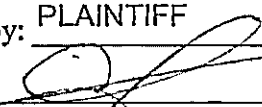
This letter may be an attempt to collect a debt and any information obtained will be used for that purpose.

If you have any questions regarding the type of lien or the effect of the Sheriff's Sale upon your lien, we urge you to **CONTACT YOUR OWN ATTORNEY** as **WE ARE NOT PERMITTED TO GIVE YOU LEGAL ADVICE**

CERTIFICATE OF COMPLIANCE

I certify that this filing complies with the provisions of the *Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts* that require filing confidential information and documents differently than non-confidential information and documents.

Submitted by: PLAINTIFF

Signature: 

Name: Andrew L. Markowitz, Esquire

Attorney No. (if applicable): 28009

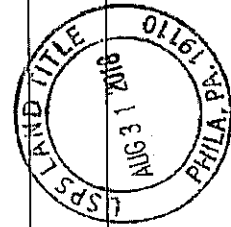
Name and Address of Sender
 McCabe, Weisberg & Conway, LLC
 123 S. Broad St., Suite 1400
 Philadelphia, PA 19109
 Attn: KIRSTEN DEMPSEY
 17-102592

U.S. POSTAGE
 \$030.15
 000347442 AUG 31 2018

Affix Stamp Here
 (If issued as an international
 certificate of mailing or for
 additional copies of this r
 Postmark with Date of R

Check type of mail or service:
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery
☐ Certified Mail
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery (COD)
☐ Insured Mail
☐ Priority Mail
☐ Priority Mail Express
☐ Registered Mail
☐ Return Receipt for Merchandise
☐ Signature Confirmation
☐ Signature Confirmation Restricted Delivery

USPS Tracking/Article Number	Address (Name, Street, City, State, & ZIP Code TM)	Postage	(Extra Service Fee)	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	SC Fee	SCRD Fee	SH Fee
Ocwen Loan Servicing, LLC v. Dinh Vinh													
1.	Dinh Vinh 120 Warmon Street Bloomsburg, PA 17815												
2.	Dinh Vinh 211 East First Street Bloomsburg, PA 17815												
3.	Secretary of Housing and Urban Development 451 Seventh Street, S.W. Washington, DC 20410												
4.	Scott Township Authority 301 Lindsay Road Carnegie, PA 15106												
5.	Commonwealth of Pennsylvania Department of Labor and Industry 651 Boas Street Harrisburg, PA 17121												
6.	Commonwealth of Pennsylvania Department of Labor and Industry c/o Bureau of Workers Compensation 1171 S Cameron Street Harrisburg, PA 15106												
7.	Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance PO Box 280946 Harrisburg, PA 17128												
8.	Scott Township Authority 350 Tenny Street Bloomsburg, PA 17815												
9.	Scott Township Authority 1038 Montdale Road Scott Township, PA 18447												
10.	Tenants 120 Warmon Street Bloomsburg, PA 17815												
11.	United States of America c/o United States Attorney for the Middle District of PA Harrisburg Federal Building & Courthouse 228 Walnut Street, Ste. 220 Harrisburg, PA 17108-1754												
12.	Domestic Relations of Columbia County 11 West Main Street Bloomsburg, PA 17815												



[illegible]

COUNTY OF COLUMBIA
TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 24-AUG-18

FEE: \$5.00

CERT. NO33020

VINH DINH
211 E 1ST ST
BLOOMSBURG PA 17815

DISTRICT: SCOTT TWP
DEED: 0468-0554
LOCATION: 120 WORMAN ST BLOOMSBURG
PARCEL: 31 -3C1-061-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2017	PRIM	978.25	26.60		0.00	1,004.85
TOTAL DUE :						\$1,004.85

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: December , 2018

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2017

REQUESTED BY: COLUMBIA COUNTY SHERIFF

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



OCWEN LOAN SERVING LLC
vs.
VINH, DINH

Case Number
2017CV1302

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 96

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 11/07/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Post this one

Serve To:

Name: DINH VINH

Primary Address: 120 WORMAN STREET
BLOOMSBURG, PA 17815

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

FRONT DOOR

Relation:

INCHOT

Date:

8.23.18

Time:

1731

Deputy:

4

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:

8/21/18

Time:

1534

Mileage:

Deputy:

4

Service Attempt Notes:

1. *VACANT*

2.

3.

4.

5.

6.

VINH, DINH

2017CV1302

120 WORMAN STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

OCWEN LOAN SERVING LLC
vs.
VINH, DINH

Case Number
2017CV1302

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	96
Manner:	< Not Specified >	Expires:	Warrant:	
Notes:	SALE DATE & TIME: 11/07/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

Serve To:

Name:	H. James Hock	
Primary Address:	2626 Old Berwick Road Bloomsburg, PA 17815	
Phone:	570-784-7823	DOB:
Alternate Address:	MELODY BOHLING 350 TENNY ST. Bloomsburg PA 17815	
Phone:		

Final Service:

Served:	Personally · Adult In Charge · Posted · <u>Other</u>	
Adult In Charge:	LOCKSMITH LOREAN	
Relation:	CLERK	
Date:	8/21/18	Time: 1551
Deputy:	2	Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

HOCK, H. JAMES

2017CV1302

2626 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

Tax Notice 2018 County & Municipality

SCOTT TWP

MAKE CHECKS PAYABLE TO:

SCOTT TOWNSHIP TAX COLLECTOR
350 TENNY STREET
BLOOMSBURG PA 17815

HOURS: MONDAYS: 8:30AM - 1:30 PM
APRIL & JUNE & DECEMBER ONLY

PHONE: 570-594-4560

FOR: COLUMBIA C
DESCRIPTION

GENERAL
SINKING
FIRE
TWP RE
WATER

The discount & penalty
have been calculated
for your convenience

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED



Melody Bohling.

If you desire a receipt, send a self-addressed stamped envelope with your payment
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

NEW TAX
COLLECTOR

2026 OLD BOOK
IS NO LONGER
VALID

#4



PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

Classifieds: (570) 784-6151
Toll Free: 888-231-9767 ext 1299
Fax: (570) 784-6152

Proof of Ad 08/22/18

Account:

Name:
Company: TIM CHAMBERLAIN - COLUM COUNTY SHER
Address: PO BOX 380
BLOOMSBURG, PA 17815
Telephone: (570) 389-5622

Ad ID: 1145621
Description: DINH VINH SALE
Run Dates: 10/17/18 to 10/31/18
Class: 2
Agate Lines: 198
Blind Box:

Total Ad Cost \$1,200.00
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	10/17/18	10/31/18	3	\$1,200.00

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV1302

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, NOVEMBER 07, 2018 AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN LOT OF LAND SITUATE IN THE VILLAGE OF ESPY, SCOTT TOWNSHIP, COLUMBIA COUNTY, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING ON THE WEST SIDE OF CANAL STREET AT A DISTANCE OF 120 FEET FROM THE NORTHWEST CORNER OF CANAL STREET AND MAIN STREET IN THE SAID VILLAGE; THENCE ALONG THE SAID WESTERLY SIDE OF CANAL STREET A DISTANCE OF 60 FEET TO A 16 1/2 FOOT ALLEY; THENCE ALONG SAID ALLEY WESTWARDLY 100 FEET MORE OR LESS TO LOT OF LESTER HIPPENSTEEL; THENCE ALONG SAID HIPPENSTEEL LOT SOUTHWARDLY 60 FEET TO OTHER LAND OF SAID GERNARD DEWALD, AND THENCE ALONG SAID DEWALD LAND EASTWARDLY BY A LINE PARALLEL WITH SAID ALLEY 100 FEET MORE OR LESS TO THE PLACE OF BEGINNING. BEING KNOWN AS: 120 WARMON STREET, BLOOMSBURG, PENNSYLVANIA 17815 TAX I.D. 31 3C106100000 THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING BEING THE SAME PREMISES WHICH MYRTLE L. EDWARDS, EXECUTRIX OF THE ESTATE OF EDITH R. LEHMAN AND MYRTLE L. EDWARDS AND ROLLIN EDWARDS, HUSBAND AND WIFE; LEROY H. PURSEL, WIDOWER, MARY L. WILLIAMS, WIDOW, PHILLIS L. HOFFMAN AND DALE HOFFMAN, WIFE AND HUSBAND; EDWARD E. COLE, JR., AND LINDA COLE, HUSBAND AND WIFE AND RANDY S. COLE, SINGLE by deed dated February 25, 1991 and recorded February 25, 1991 in Deed Book 468, Page 654, granted and conveyed unto Dinh Vinh.

PROPERTY ADDRESS: 120 WARMON STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31 3C106100000 Seized and taken into execution to be sold as the property of DINH VINH in suit of OCWEN LOAN SERVING LLC. TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:
MCCABE, WEISBERG & CONWAY PC
PHILADELPHIA, PA 215-790-1010

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV1302

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, NOVEMBER 07, 2018
AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN LOT OF LAND SITUATE IN THE VILLAGE OF ESPY, SCOTT TOWNSHIP, COLUMBIA COUNTY, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:
BEGINNING ON THE WEST SIDE OF CANAL STREET AT A DISTANCE OF 120 FEET FROM THE NORTHWEST CORNER OF CANAL STREET AND MAIN STREET IN THE SAID VILLAGE; THENCE ALONG THE SAID WESTERLY SIDE OF CANAL STREET A DISTANCE OF 60 FEET TO A 16 1/2 FOOT ALLEY; THENCE ALONG SAID ALLEY WESTWARDLY 100 FEET MORE OR LESS TO LOT OF LESTER HIPPENSTEEL; THENCE ALONG SAID HIPPENSTEEL LOT SOUTHWARDLY 60 FEET TO OTHER LAND OF SAID GERNARD DEWALD, AND THENCE ALONG SAID DEWALD LAND EASTWARDLY BY A LINE PARALLEL WITH SAID ALLEY 100 FEET MORE OR LESS TO THE PLACE OF BEGINNING.
BEING KNOWN AS: 120 WARMON STREET, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. 31 3C106100000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING
BEING THE SAME PREMISES WHICH MYRTLE L. EDWARDS, EXECUTRIX OF THE ESTATE OF EDITH R. LEHMAN AND MYRTLE L. EDWARDS AND ROLLIN EDWARDS, HUSBAND AND WIFE; LEROY H. PURSEL, WIDOWER, MARY L. WILLIAMS, WIDOW, PHILLIS L. HOFFMAN AND DALE HOFFMAN, WIFE AND HUSBAND; EDWARD E. COLE, JR., AND LINDA COLE, HUSBAND AND WIFE AND RANDY S. COLE, SINGLE by deed dated February 25, 1991 and recorded February 25, 1991 in Deed Book 468, Page 554, granted and conveyed unto Dinh Vinh.

PROPERTY ADDRESS: 120 WARMON STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31 3C106100000

Seized and taken into execution to be sold as the property of DINH VINH in suit of OCWEN LOAN SERVING LLC.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE:** FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:
MCCABE, WEISBERG & CONWAY PC
PHILADELPHIA, PA 215-790-1010

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

P.R.C.P. 3180 TO 3183 and Rule 3257

Ocwen Loan Servicing, LLC

Plaintiff

v.

Dinh Vinh

Defendant

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2018 Term 96 E.D.

No. _____ Term _____ A.D.

No. 2017-CV-1302 Term _____ J.D.

WRIT OF EXECUTION
MORTGAGE FORECLOSURE

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

To satisfy the judgement, interest and costs in the above matter you are directed to levy upon and sell the following described property (specifically described property below):

Being Known As: 120 Warmon Street, Bloomsburg, Pennsylvania 17815

Amount Due	\$	68,162.18
Interest from 07/21/18 to DATE OF SALE	\$	
_____ plus \$11.20 per diem thereafter		
(Costs to be added)		
Total	\$	

Dated:

8/15/2018
(SEAL)

Barbara N. Silvestri
Prothonotary, Common Pleas Court of
Columbia County Penna.

By: Rosalie Antonio Deputy

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2020

No. _____ Term _____ E.D.

No. _____ Term _____ A.D.

No. 2017-CV-1302 Term _____ J.D.

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY PENNSYLVANIA

Ocwen Loan Servicing, LLC

v.

Dinh Vinh

WRIT OF EXECUTION
(Mortgage Foreclosure)

Costs

Pro. Pd.

Judg. Fee

Cr.

Sat.

McCABE, WEISBERG & CONWAY, LLC

BY: _____

☐ Margaret Gairo, Esq.

☐ Christine L. Graham, Esq.

☐ Ann E. Swartz, Esq.

☐ Joseph I. Foley, Esq.

☒ Lauren M. Moyer, Esq.

Attorneys for Plaintiff

☐ Andrew L. Markowitz, Esq.

☐ Brian T. LaManna, Esq.

☐ Joseph F. Riga, Esq.

☐ Jacob M. Ottley, Esq.

☐ Chelsea A. Nixon, Esq.

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT OF LAND SITUATE IN THE VILLAGE OF ESPY, SCOTT TOWNSHIP, COLUMBIA COUNTY, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING ON THE WEST SIDE OF CANAL STREET AT A DISTANCE OF 120 FEET FROM THE NORTHWEST CORNER OF CANAL STREET AND MAIN STREET IN THE SAID VILLAGE; THENCE ALONG THE SAID WESTERLY SIDE OF CANAL STREET A DISTANCE OF 60 FEET TO A 16 1/2 FOOT ALLEY; THENCE ALONG SAID ALLEY WESTWARDLY 100 FEET MORE OR LESS TO LOT OF LESTER HIPPENSTEEL; THENCE ALONG SAID HIPPENSTEEL LOT SOUTHWARDLY 60 FEET TO OTHER LAND OF SAID GERNARD DEWALD, AND THENCE ALONG SAID DEWALD LAND EASTWARDLY BY A LINE PARALLEL WITH SAID ALLEY 100 FEET MORE OR LESS TO THE PLACE OF BEGINNING.

BEING KNOWN AS: 120 WARMON STREET, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 31 3C106100000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH MYRTLE L. EDWARDS, EXECUTRIX OF THE ESTATE OF EDITH R. LEHMAN AND MYRTLE L. EDWARDS AND ROLLIN EDWARDS, HUSBAND AND WIFE; LEROY H. PURSEL, WIDOWER, MARY L. WILLIAMS, WIDOW, PHILLIS L. HOFFMAN AND DALE HOFFMAN, WIFE AND HUSBAND; EDWARD E. COLE, JR., AND LINDA COLE, HUSBAND AND WIFE AND RANDY S. COLE, SINGLE by deed dated February 25, 1991 and recorded February 25, 1991 in Deed Book 468, Page 554, granted and conveyed unto Dinh Vinh.

REAL DEBT: \$68,162.18

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
DINH VINH

McCabe, Weisberg & Conway, LLC
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



OCWEN LOAN SERVING LLC
vs.
DINH VINH

Case Number
2017CV1302

SHERIFF'S RETURN OF SERVICE

03/14/2018 05:42 PM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED ORDER UPON THE WITHIN NAMED DEFENDANT, TO WIT: DINH VINH, PURSUANT TO ORDER OF COURT BY "POSTING" THE PREMISES LOCATED AT 120 WORMAN STREET, BLOOMSBURG, PA 17815 WITH A TRUE AND CORRECT COPY ACCORDING TO LAW.

MICHAEL BEYER, DEPUTY

SO ANSWERS,

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN, SHERIFF

March 16, 2018

NOTARY

Affirmed and subscribed to before me this

22ND day of AUGUST, 2018

Plaintiff Attorney: MCCABE, WEISBERG & CONWAY PC, 123 S. BROAD STREET, SUITE 2080, PHILADELPHIA, PA 19106

for County State Sheriff, Teleosoft, Inc.

OCWEN LOAN SERVING LLC
vs.
DINH VINH

Case Number
2017CV1302

SERVICE EVENT REPORT (Not Served)

Service Details:

Category: Civil Action - Complaint in Mortgage Foreclosure (CIMF)

Expires: 12/13/2017

Manner: Adult in Charge

Warrant:

Notes:

Serve To:

Name: DINH VINH

Mobile:

Primary Address: 120 WORMAN STREET
BLOOMSBURG, PA 17815

Notes:

Phone:

Service Event Details:

Date: 12/05/2017

Category: Not Served

Notes: DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, STATES HE MADE DILIGENT SEARCH AND INQUIRY FOR THE WITHIN NAMED DEFENDANT TO WIT: DINH VINH, BUT WAS UNABLE TO LOCATE THE DEFENDANT IN HIS BAILIWICK. THE SHERIFF THEREFORE RETURNS THE WITHIN REQUESTED COMPLAINT IN MORTGAGE FORECLOSURE (CIMF) AS "NOT SERVED" AT 120 WORMAN STREET, BLOOMSBURG, PA 17815. IS IN BLOOMSBURG HEALTH CARE CENTER SINCE AUGUST 2016, HE FAMILY IS ALL IN VIETNAM, NO POWER OF ATTORNEY HERE. NOT COMPETENT HAS DEMENTIA.

Delivery Details:

Time In:

Time Out: 3:26 PM

Deputy 1: Michael Beyer

Mileage: 0

Deputy 2:

Accepted:

Notes:

Entered By: Sarah Klingaman

Print Date: 08/22/2018

Print Time: 11:56 AM

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

OCWEN LOAN SERVING LLC
vs.
VINH, DINH

Case Number
2017CV1302

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 96

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/07/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 120 WARMON STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: DOOL

Relation: VACANT

Date: 8/21/18

Time: 1534

Deputy: 1

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

OCCUPANT

2017CV1302

120 WARMON STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



OCWEN LOAN SERVING LLC
vs.
VINH, DINH

Case Number
2017CV1302

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

96

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 11/07/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: SCOTT TOWNSHIP

Primary Address: SCOTT TOWNSHIP BUILDING
350 TENNY STREET
BLOOMSBURG, PA 17815

Phone: **DOB:**

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

SHARON KELLER

Relation:

ADMIN ASST

Date:

8/21/18

Time:

1410

Deputy:

8

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

SCOTT TOWNSHIP

2017CV1302

SCOTT TOWNSHIP BUILDING, 350 TENNY STREET, BLOC NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



OCWEN LOAN SERVING LLC
vs.
VINH, DINH

Case Number
2017CV1302

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

94

Warrant:

Notes:

SALE DATE & TIME: 11/07/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

STEPHANIE YUTKO

Relation:

TAX CLERK

Date:

8/21/18

Time:

1317

Deputy:

8

Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

COLUMBIA COUNTY TAX C

2017CV1302

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



OCWEN LOAN SERVING LLC
vs.
VINH, DINH

Case Number
2017CV1302

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 96

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 11/07/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Co

Primary Address: 11 WEST MAIN STREET
2ND FLOOR
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: LINDSEY FISIT

Relation: FISCAL MGR

Date: 8-21-18 Time: 1322

Deputy: 8 Mileage:

Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

DOMESTIC RELATIONS OF 2017CV1302 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

Copy
ck# ✓

REAL ESTATE OUTLINE

ED # 2018 ED 96

DATE RECEIVED 8/15/18
DOCKET AND INDEX 2017 CV 1302

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>139616</u>

****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****

SALE DATE Nov. 7th TIME 9:00 am
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:

Name Address

Plaintiff herein

4. Name and address of the last recorded holder of every mortgage of record:

Name Address

Plaintiff herein

Secretary of Housing and Urban Development
451 Seventh Street, S.W.
Washington, DC 20410

5. Name and address of every other person who has any record lien on the property:

Name

Address

Commonwealth of Pennsylvania Department of Labor and Industry

651 Boas Street
Harrisburg, PA 17121
c/o Bureau of Workers Compensation
1171 S Cameron Street
Harrisburg, PA 17104

Scott Township Authority

301 Lindsay Road
Carnegie, PA 15106

6. Name and address of every other person who has any record interest in the property which may be affected by the sale:

Name

Address

NONE

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Name

Address

Tenants/Occupants

120 Warnon Street
Bloomsburg, Pennsylvania 17815

Commonwealth of Pennsylvania
Department of Public Welfare
Bureau of Child Support Enforcement
P.O. Box 2675
Harrisburg, PA 17105
ATTN: Dan Richard

Commonwealth of Pennsylvania
Inheritance Tax Office
110 North 8th Street
Suite #204
Philadelphia, PA 19107

Commonwealth of Pennsylvania
Bureau of Individual Tax
Inheritance Tax Division
6th Floor, Strawberry Square
Department #280601
Harrisburg, PA 17128

Department of Public Welfare
TPL Casualty Unit Estate
Recovery Program
P.O. Box 8486
Harrisburg, PA 17105-8486

PA Department of Revenue
Bureau of Compliance
P.O. Box 281230
Harrisburg, PA 17128-1230

PA Department of Revenue
Bureau of Compliance
Lien Section
PO BOX 280948
Harrisburg PA 17128-0948

Commonwealth of Pennsylvania
Department of Revenue
Bureau of Compliance
Clearance Support Department 281230
Harrisburg, PA 17128-1230
ATTN: Sheriff's Sales

United States of America

Internal Revenue Service
Technical Support Group
William Green Federal Building
Room 3259
600 Arch Street
Philadelphia, PA 19106

Domestic Relations of
Columbia County

11 West Main Street
Bloomsburg, PA 17815

Tax Claim Bureau

Columbia County Courthouse
35 West Main Street
Basement Level
Bloomsburg, PA 17815

BY: _____
[] Margaret Cairo, Esq.
[] Andrew L. Markowitz, Esq.
[] Christine L. Grinnam, Esq.
[] Brian T. LaManna, Esq.
[] Ann E. Swartz, Esq.
[] Joseph I. Foley, Esq.
[] Lauren M. Moyer, Esq.
[] Chelsea A. Nixon, Esq.
Attorneys for Plaintiff

MCCABE, WEISBERG & CONWAY, LLC

Date: 8/10/18

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities.

8. Name and address of Attorney of record:

Name	Address
United States of America c/o Atty General of the United States	U.S. Dept of Justice, Room 5111 950 Pennsylvania Avenue NW Washington, DC 20530-0001
United States of America c/o Atty General of the United States	U.S. Dept of Justice, Room 4400 950 Pennsylvania Avenue NW Washington, DC 20530-0001
Commonwealth of PA Department of Revenue	Bureau of Compliance Department 280946 Harrisburg, PA 17128-0946 Attn: Sheriff's Sales
United States of America	c/o United States Attorney for the Middle District of PA William J. Nealon Federal Bldg. 235 North Washington Avenue, Ste. 311 Scranton, PA 18503 and Harrisburg Federal Building & Courthouse 228 Walnut Street, Ste. 220 Harrisburg, PA 17108-1754

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT OF LAND SITUATE IN THE VILLAGE OF ESPY, SCOTT TOWNSHIP, COLUMBIA COUNTY, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING ON THE WEST SIDE OF CANAL STREET AT A DISTANCE OF 120 FEET FROM THE NORTHWEST CORNER OF CANAL STREET AND MAIN STREET IN THE SAID VILLAGE; THENCE ALONG THE SAID WESTERLY SIDE OF CANAL STREET A DISTANCE OF 60 FEET TO A 16 1/2 FOOT ALLEY; THENCE ALONG SAID ALLEY WESTWARDLY 100 FEET MORE OR LESS TO LOT OF LESTER HIPPENSTEEL; THENCE ALONG SAID HIPPENSTEEL LOT SOUTHWARDLY 60 FEET TO OTHER LAND OF SAID GERNARD DEWALD, AND THENCE ALONG SAID DEWALD LAND EASTWARDLY BY A LINE PARALLEL WITH SAID ALLEY 100 FEET MORE OR LESS TO THE PLACE OF BEGINNING.

BEING KNOWN AS: 120 WARMON STREET, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 31 3C106100000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH MYRTLE L. EDWARDS, EXECUTRIX OF THE ESTATE OF EDITH R. LEHMAN AND MYRTLE L. EDWARDS AND ROLLIN EDWARDS, HUSBAND AND WIFE; LEROY H. PURSEL, WIDOWER, MARY L. WILLIAMS, WIDOW, PHILLIS L. HOFFMAN AND DALE HOFFMAN, WIFE AND HUSBAND; EDWARD E. COLE, JR., AND LINDA COLE, HUSBAND AND WIFE AND RANDY S. COLE, SINGLE by deed dated February 25, 1991 and recorded February 25, 1991 in Deed Book 468, Page 554, granted and conveyed unto Dinh Vinh.

REAL DEBT: \$68,162.18

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
DINH VINH

McCabe, Weisberg & Conway, LLC
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

McCABE, WEISBERG & CONWAY, LLC

Attorneys for Plaintiff

MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
JACOB M. OTTLEY, ESQUIRE - ID # 319404
LAUREN M. MOYER, ESQUIRE - ID # 320589
CHELSEA A. NIXON, ESQUIRE - ID # 324130

123 South Broad Street, Suite 1400
Philadelphia, PA 19109
(215) 790-1010

Ocwen Loan Servicing, LLC,

Plaintiff,

v.

Dinh Vinh,

Defendant.

Columbia County
Court of Common Pleas

Number: 2017-CV-1302

2018-ED-96

AFFIDAVIT PURSUANT TO RULE 3129.1

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 120 Warmon Street, Bloomsburg, Pennsylvania 17815, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

1. Name and address of Owner or Reputed Owner

Name**Address**

Dinh Vinh

120 Warmon Street
Bloomsburg, PA 17815

211 East First Street
Bloomsburg, PA 17815

2. Name and address of Defendant in the judgment:

Name**Address**

Dinh Vinh

120 Warmon Street
Bloomsburg, Pennsylvania 17815

211 East First Street
Bloomsburg, PA 17815

3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:

Name	Address
------	---------

Plaintiff herein	
------------------	--

4. Name and address of the last recorded holder of every mortgage of record:

Name	Address
------	---------

Plaintiff herein	
------------------	--

Secretary of Housing and Urban Development	451 Seventh Street, S.W. Washington, DC 20410
--	--

5. Name and address of every other person who has any record lien on the property:

Name	Address
------	---------

Commonwealth of Pennsylvania Department of Labor and Industry	651 Boas Street Harrisburg, PA 17121 c/o Bureau of Workers Compensation 1171 S Cameron Street Harrisburg, PA 17104
---	--

Scott Township Authority	301 Lindsay Road Carnegie, PA 15106
--------------------------	--

6. Name and address of every other person who has any record interest in the property which may be affected by the sale:

Name	Address
------	---------

NONE	
------	--

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Name	Address
------	---------

Tenants/Occupants	120 Warmon Street Bloomsburg, Pennsylvania 17815
-------------------	---

Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 th Street Suite #204 Philadelphia, PA 19107
Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
PA Department of Revenue	Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230
PA Department of Revenue Bureau of Compliance Lien Section	PO BOX 280948 Harrisburg PA 17128-0948
Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales
United States of America	Internal Revenue Service Technical Support Group William Green Federal Building Room 3259 600 Arch Street Philadelphia, PA 19106
Domestic Relations of Columbia County	11 West Main Street Bloomsburg, PA 17815
Tax Claim Bureau	Columbia County Courthouse 35 West Main Street Basement Level Bloomsburg, PA 17815

Commonwealth of PA
Department of Revenue

Bureau of Compliance
Department 280946
Harrisburg, PA 17128-0946
Attn: Sheriff's Sales

United States of America

c/o United States Attorney for the
Middle District of PA
William J. Nealon Federal Bldg.
235 North Washington Avenue, Ste. 311
Scranton, PA 18503
and
Harrisburg Federal Building & Courthouse
228 Walnut Street, Ste. 220
Harrisburg, PA 17108-1754

United States of America c/o
Atty General of the United
States

U.S. Dept of Justice, Room 5111
950 Pennsylvania Avenue NW
Washington, DC 20530-0001

United States of America
c/o Atty General of the United
States

U.S. Dept of Justice, Room 4400
950 Pennsylvania Avenue NW
Washington, DC 20530-0001

8. Name and address of Attorney of record:

Name

Address

NONE

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities.

Date: 8/10/18

McCABE, WEISBERG & CONWAY, LLC

BY: _____

☐ Margaret Gairo, Esq. ☐ Andrew L. Markowitz, Esq.
☐ Christine L. Graham, Esq. ☐ Brian T. LaManna, Esq.
☐ Ann E. Swartz, Esq. ☐ Joseph F. Riga, Esq.
☐ Joseph I. Foley, Esq. ☐ Jacob M. Ottley, Esq.
☒ Lauren M. Moyer, Esq. ☐ Chelsea A. Nixon, Esq.

Attorneys for Plaintiff

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT OF LAND SITUATE IN THE VILLAGE OF ESPY, SCOTT TOWNSHIP, COLUMBIA COUNTY, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING ON THE WEST SIDE OF CANAL STREET AT A DISTANCE OF 120 FEET FROM THE NORTHWEST CORNER OF CANAL STREET AND MAIN STREET IN THE SAID VILLAGE; THENCE ALONG THE SAID WESTERLY SIDE OF CANAL STREET A DISTANCE OF 60 FEET TO A 16 1/2 FOOT ALLEY; THENCE ALONG SAID ALLEY WESTWARDLY 100 FEET MORE OR LESS TO LOT OF LESTER HIPPENSTEEL; THENCE ALONG SAID HIPPENSTEEL LOT SOUTHWARDLY 60 FEET TO OTHER LAND OF SAID GERNARD DEWALD, AND THENCE ALONG SAID DEWALD LAND EASTWARDLY BY A LINE PARALLEL WITH SAID ALLEY 100 FEET MORE OR LESS TO THE PLACE OF BEGINNING.

BEING KNOWN AS: 120 WARMON STREET, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 31 3C106100000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH MYRTLE L. EDWARDS, EXECUTRIX OF THE ESTATE OF EDITH R. LEHMAN AND MYRTLE L. EDWARDS AND ROLLIN EDWARDS, HUSBAND AND WIFE; LEROY H. PURSEL, WIDOWER, MARY L. WILLIAMS, WIDOW, PHILLIS L. HOFFMAN AND DALE HOFFMAN, WIFE AND HUSBAND; EDWARD E. COLE, JR., AND LINDA COLE, HUSBAND AND WIFE AND RANDY S. COLE, SINGLE by deed dated February 25, 1991 and recorded February 25, 1991 in Deed Book 468, Page 554, granted and conveyed unto Dinh Vinh.

REAL DEBT: \$68,162.18

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
DINH VINH

McCabe, Weisberg & Conway, LLC
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

CIVIL ACTION LAW

McCABE, WEISBERG & CONWAY, LLC

Attorneys for Plaintiff

MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
JACOB M. OTTLEY, ESQUIRE - ID # 319404
LAUREN M. MOYER, ESQUIRE - ID # 320589
CHELSEA A. NIXON, ESQUIRE - ID # 324130

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

(215) 790-1010

Ocwen Loan Servicing, LLC,

Plaintiff,

v.

Dinh Vinh,

Defendant.

Columbia County
Court of Common Pleas

Number: 2017-CV-1302

2018-ED-96

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Dinh Vinh
120 Warmon Street
Bloomsburg, PA 17815

Dinh Vinh
211 East First Street
Bloomsburg, PA 17815

Your house (real estate) at 120 Warmon Street, Bloomsburg, Pennsylvania 17815 is scheduled to be sold at Sheriff's Sale on Nov. 7, 2018 at 9:00 am in **Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815** to enforce the court judgment of \$68,162.18 obtained by Ocwen Loan Servicing, LLC against the above premises.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to Ocwen Loan Servicing, LLC the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg & Conway, LLC, Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY
AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg & Conway, LLC, Esquire at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg & Conway, LLC at (215) 790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYER REFERRAL SERVICE

**North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
570-784-8760**

ASSOCIATION DE LICENCIADOS

**North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
570-784-8760**

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT OF LAND SITUATE IN THE VILLAGE OF ESPY, SCOTT TOWNSHIP, COLUMBIA COUNTY, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING ON THE WEST SIDE OF CANAL STREET AT A DISTANCE OF 120 FEET FROM THE NORTHWEST CORNER OF CANAL STREET AND MAIN STREET IN THE SAID VILLAGE; THENCE ALONG THE SAID WESTERLY SIDE OF CANAL STREET A DISTANCE OF 60 FEET TO A 16 1/2 FOOT ALLEY; THENCE ALONG SAID ALLEY WESTWARDLY 100 FEET MORE OR LESS TO LOT OF LESTER HIPPENSTEEL; THENCE ALONG SAID HIPPENSTEEL LOT SOUTHWARDLY 60 FEET TO OTHER LAND OF SAID GERNARD DEWALD, AND THENCE ALONG SAID DEWALD LAND EASTWARDLY BY A LINE PARALLEL WITH SAID ALLEY 100 FEET MORE OR LESS TO THE PLACE OF BEGINNING.

BEING KNOWN AS: 120 WARMON STREET, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 31 3C106100000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH MYRTLE L. EDWARDS, EXECUTRIX OF THE ESTATE OF EDITH R. LEHMAN AND MYRTLE L. EDWARDS AND ROLLIN EDWARDS, HUSBAND AND WIFE; LEROY H. PURSEL, WIDOWER, MARY L. WILLIAMS, WIDOW, PHILLIS L. HOFFMAN AND DALE HOFFMAN, WIFE AND HUSBAND; EDWARD E. COLE, JR., AND LINDA COLE, HUSBAND AND WIFE AND RANDY S. COLE, SINGLE by deed dated February 25, 1991 and recorded February 25, 1991 in Deed Book 468, Page 554, granted and conveyed unto Dinh Vinh.

REAL DEBT: \$68,162.18

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
DINH VINH

McCabe, Weisberg & Conway, LLC
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

CIVIL ACTION LAW

McCABE, WEISBERG & CONWAY, LLC

Attorneys for Plaintiff

MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
JACOB M. OTTLEY, ESQUIRE - ID # 319404
LAUREN M. MOYER, ESQUIRE - ID # 320589
CHELSEA A. NIXON, ESQUIRE - ID # 324130

123 South Broad Street, Suite 1400
Philadelphia, PA 19109
(215) 790-1010

Ocwen Loan Servicing, LLC,

Plaintiff,

v.

Dinh Vinh,

Defendant.

Columbia County
Court of Common Pleas

Number: 2017-CV-1302

2018-ED-96

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Dinh Vinh
120 Warmon Street
Bloomsburg, PA 17815

Dinh Vinh
211 East First Street
Bloomsburg, PA 17815

Your house (real estate) at 120 Warmon Street, Bloomsburg, Pennsylvania 17815 is scheduled to be sold at Sheriff's Sale on Nov. 7, 2018 at 9:00 am in **Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815** to enforce the court judgment of \$68,162.18 obtained by Ocwen Loan Servicing, LLC against the above premises.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to Ocwen Loan Servicing, LLC the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg & Conway, LLC, Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY
AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg & Conway, LLC, Esquire at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg & Conway, LLC at (215) 790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYER REFERRAL SERVICE

**North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
570-784-8760**

ASSOCIATION DE LICENCIADOS

**North Penn Legal Services
168 East 5th Street
Bloomsburg, Pennsylvania 17815
570-784-8760**

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT OF LAND SITUATE IN THE VILLAGE OF ESPY, SCOTT TOWNSHIP, COLUMBIA COUNTY, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING ON THE WEST SIDE OF CANAL STREET AT A DISTANCE OF 120 FEET FROM THE NORTHWEST CORNER OF CANAL STREET AND MAIN STREET IN THE SAID VILLAGE; THENCE ALONG THE SAID WESTERLY SIDE OF CANAL STREET A DISTANCE OF 60 FEET TO A 16 1/2 FOOT ALLEY; THENCE ALONG SAID ALLEY WESTWARDLY 100 FEET MORE OR LESS TO LOT OF LESTER HIPPENSTEEL; THENCE ALONG SAID HIPPENSTEEL LOT SOUTHWARDLY 60 FEET TO OTHER LAND OF SAID GERNARD DEWALD, AND THENCE ALONG SAID DEWALD LAND EASTWARDLY BY A LINE PARALLEL WITH SAID ALLEY 100 FEET MORE OR LESS TO THE PLACE OF BEGINNING.

BEING KNOWN AS: 120 WARMON STREET, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 31 3C106100000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH MYRTLE L. EDWARDS, EXECUTRIX OF THE ESTATE OF EDITH R. LEHMAN AND MYRTLE L. EDWARDS AND ROLLIN EDWARDS, HUSBAND AND WIFE; LEROY H. PURSEL, WIDOWER, MARY L. WILLIAMS, WIDOW, PHILLIS L. HOFFMAN AND DALE HOFFMAN, WIFE AND HUSBAND; EDWARD E. COLE, JR., AND LINDA COLE, HUSBAND AND WIFE AND RANDY S. COLE, SINGLE by deed dated February 25, 1991 and recorded February 25, 1991 in Deed Book 468, Page 554, granted and conveyed unto Dinh Vinh.

REAL DEBT: \$68,162.18

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
DINH VINH

McCabe, Weisberg & Conway, LLC
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT OF LAND SITUATE IN THE VILLAGE OF ESPY, SCOTT TOWNSHIP, COLUMBIA COUNTY, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING ON THE WEST SIDE OF CANAL STREET AT A DISTANCE OF 120 FEET FROM THE NORTHWEST CORNER OF CANAL STREET AND MAIN STREET IN THE SAID VILLAGE; THENCE ALONG THE SAID WESTERLY SIDE OF CANAL STREET A DISTANCE OF 60 FEET TO A 16 1/2 FOOT ALLEY; THENCE ALONG SAID ALLEY WESTWARDLY 100 FEET MORE OR LESS TO LOT OF LESTER HIPPENSTEEL; THENCE ALONG SAID HIPPENSTEEL LOT SOUTHWARDLY 60 FEET TO OTHER LAND OF SAID GERNARD DEWALD, AND THENCE ALONG SAID DEWALD LAND EASTWARDLY BY A LINE PARALLEL WITH SAID ALLEY 100 FEET MORE OR LESS TO THE PLACE OF BEGINNING.

BEING KNOWN AS: 120 WARMON STREET, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 31 3C106100000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH MYRTLE L. EDWARDS, EXECUTRIX OF THE ESTATE OF EDITH R. LEHMAN AND MYRTLE L. EDWARDS AND ROLLIN EDWARDS, HUSBAND AND WIFE; LEROY H. PURSEL, WIDOWER, MARY L. WILLIAMS, WIDOW, PHILLIS L. HOFFMAN AND DALE HOFFMAN, WIFE AND HUSBAND; EDWARD E. COLE, JR., AND LINDA COLE, HUSBAND AND WIFE AND RANDY S. COLE, SINGLE by deed dated February 25, 1991 and recorded February 25, 1991 in Deed Book 468, Page 554, granted and conveyed unto Dinh Vinh.

REAL DEBT: \$68,162.18

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
DINH VINH

McCabe, Weisberg & Conway, LLC
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

McCABE, WEISBERG & CONWAY, LLC

Attorneys for Plaintiff

MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
JACOB M. OTTLEY, ESQUIRE - ID # 319404
LAUREN M. MOYER, ESQUIRE - ID # 320589
CHELSEA A. NIXON, ESQUIRE - ID # 324130

123 South Broad Street, Suite 1400
Philadelphia, PA 19109
(215) 790-1010

Ocwen Loan Servicing, LLC

Plaintiff

v.

Dinh Vinh

Defendant

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Number 2017-CV-1302

TO: Sheriff of Columbia County
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

2018-ED-96

SIR OR MADAM:

There will be placed in your hands for service a Writ (Order) of Execution in the above-captioned matter.

INSTRUCTIONS

You are hereby directed to post, levy upon, and sell the property described as follows:

120 Warmon Street, Bloomsburg, Pennsylvania 17815

(more fully described as attached)

The parties to be served and their proper addresses are as follows:

Dinh Vinh
120 Warmon Street
Bloomsburg, Pennsylvania 17815

Dinh Vinh
211 East First Street
Bloomsburg, PA 17815

WAIVER OF WATCHMAN

Any deputy sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of such levy or attachment, without liability on the part of such deputy or the Sheriff to any Plaintiff herein for any loss, destruction, or removal of any such property before sheriff's sale thereof.

Date: 8/10/18

McCABE, WEISBERG & CONWAY, LLC

BY:

[] Margaret Gairo, Esq. [] Andrew L. Markowitz, Esq.
[] Christine L. Graham, Esq. [] Brian T. Lamanna, Esq.
[] Ann E. Swartz, Esq. [] Joseph F. Riga, Esq.
[] Joseph I. Foley, Esq. [] Jacob M. Ottley, Esq.
[] Lauren M. Moyer, Esq. [] Chelsea A. Nixon, Esq.

Attorneys for Plaintiff

SHORT DESCRIPTION

All that certain piece or parcel or Tract of land situate in the Township of Scott, Columbia County, Pennsylvania, and being known as 120 Warmon Street, Bloomsburg, Pennsylvania 17815.
TAX MAP AND PARCEL NUMBER:31 3C106100000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$68,162.18

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Dinh Vinh

McCabe, Weisberg & Conway, LLC
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

LAW OFFICES
McCABE, WEISBERG & CONWAY, LLC
SUITE 1400
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
(215) 790-1010
FAX (215) 790-1274

August 6, 2018

Sheriff's Office
Columbia County Courthouse
35 West Main Street
Bloomsburg, Pennsylvania 17815

Re: Ocwen Loan Servicing, LLC vs. Dinh Vinh
Columbia County, Number 2017-CV-1302
Premises: 120 Warmon Street, Bloomsburg, Pennsylvania 17815

Dear Sir or Madam:

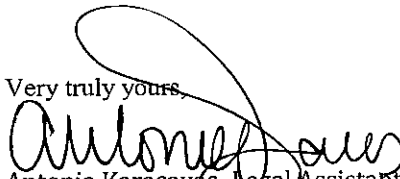
Enclosed please find 3 copy/ies of Notice of Sheriff's Sale of Real Estate Pursuant to PA.R.C.P. 3129 relative to the above matter. Kindly serve the defendants in the manner listed below:

Please POST the Notice of Sale in accordance with the attached Court Order upon:

- Dinh Vinh at 120 Warmon Street, Bloomsburg, Pennsylvania 17815

Please be advised that our office will serve Dinh Vinh by regular and certified mail in accordance with the attached Court Order.

****Kindly post the handbill to the property address: 120 Warmon Street, Bloomsburg, Pennsylvania 17815.**

Very truly yours,

Antonia Karasavas, Legal Assistant
McCabe, Weisberg & Conway, LLC

/ak
Enclosures

FILED
PROTHONOTARY

2018 FEB 26 A 8:53

CLERK OF COURTS OF
COUNTY OF COLUMBIA

Ocwen Loan Servicing, LLC, Plaintiff, v. Dinh Vinh, Defendant.	Columbia County Court of Common Pleas Number: 2017-cv-1302
--	--

ORDER

AND NOW, this 25 day of February, 2018, the Plaintiff is granted leave to serve process in this mortgage foreclosure action upon the Defendant, Dinh Vinh, by regular mail and by certified mail, return receipt requested, to his/her last-known addresses of 120 Worman Street, Bloomsburg, Pennsylvania 17815 and 211 East First Street, Bloomsburg, Pennsylvania 17815, and by posting the mortgaged premises of 120 Worman Street, Bloomsburg, Pennsylvania 17815.

BY THE COURT:

15 Thomas A. James, Jr.

McCABE, WEISBERG & CONWAY, LLC

Attorneys for Plaintiff

MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
JACOB M. OTTLEY, ESQUIRE - ID # 319404
LAUREN M. MOYER, ESQUIRE - ID # 320589
CHELSEA A. NIXON, ESQUIRE - ID # 324130

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

(215) 790-1010

Ocwen Loan Servicing, LLC,
Plaintiff,

v.

Dinh Vinh

Defendant.

Columbia County
Court of Common Pleas

Number: 2017-CV-1302

2018. ED-96

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA:

SS.

COUNTY OF PHILADELPHIA:

The undersigned, being duly sworn according to law, deposes and says that the Defendant, Dinh Vinh, is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, 50 U.S.C. §3931; and that the Defendant, Dinh Vinh, is over eighteen (18) years of age, and resides as follows:

Dinh Vinh
211 East First Street
Bloomsburg, PA 17815

Dinh Vinh
120 Warmon Street
Bloomsburg, PA 17815

SWORN AND SUBSCRIBED

BEFORE ME THIS 7th DAY

OF August, 2018

NOTARY PUBLIC

DATE:

8/7/18

McCABE, WEISBERG & CONWAY, LLC

BY:

☐ Margaret Gairo, Esq. ☐ Andrew L. Markowitz, Esq.
☐ Christine L. Graham, Esq. ☐ Brian T. LaManna, Esq.
☐ Ann E. Swartz, Esq. ☐ Joseph F. Riga, Esq.
☐ Joseph I. Foley, Esq. ☐ Jacob M. Ottley, Esq.
☒ Lauren M. Moyer, Esq. ☐ Chelsea A. Nixon, Esq.

Attorneys for Plaintiff

**Status Report
Pursuant to Servicemembers Civil Relief Act**

SSN: [REDACTED]
Birth Date:
Last Name: VINH
First Name: DINH
Middle Name:
Status As Of: Aug-07-2018
Certificate ID: J6XS0DBPQ44QVN1

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Michael V. Sorrento, Director
Department of Defense - Manpower Data Center
400 Gigling Rd.
Seaside, CA 93955

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. ? 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service. Service contact information can be found on the SCRA website's FAQ page (Q33) via this URL: <https://scra.dmdc.osd.mil/faq.xhtml#Q33>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. ? 521(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC ? 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC ? 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC ? 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

WARNING: This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

McCABE, WEISBERG & CONWAY, LLC

MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
JACOB M. OTTLEY, ESQUIRE - ID # 319404
LAUREN M. MOYER, ESQUIRE - ID # 320589
CHELSEA A. NIXON, ESQUIRE - ID # 324130

Attorneys for Plaintiff

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

(215) 790-1010

Ocwen Loan Servicing, LLC,

Plaintiff,

v.

Dinh Vinh,

Defendant.

Columbia County
Court of Common Pleas

Number: 2017-CV-1302

2018-ED-96

AFFIDAVIT PURSUANT TO RULE 3129.1

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 120 Warmon Street, Bloomsburg, Pennsylvania 17815, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

1. Name and address of Owner or Reputed Owner

Name**Address**

Dinh Vinh

120 Warmon Street
Bloomsburg, PA 17815211 East First Street
Bloomsburg, PA 17815

2. Name and address of Defendant in the judgment:

Name**Address**

Dinh Vinh

120 Warmon Street
Bloomsburg, Pennsylvania 17815211 East First Street
Bloomsburg, PA 17815

3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:

Name	Address
------	---------

Plaintiff herein	
------------------	--

4. Name and address of the last recorded holder of every mortgage of record:

Name	Address
------	---------

Plaintiff herein	
------------------	--

Secretary of Housing and Urban Development	451 Seventh Street, S.W. Washington, DC 20410
--	--

5. Name and address of every other person who has any record lien on the property:

Name	Address
------	---------

Commonwealth of Pennsylvania Department of Labor and Industry	651 Boas Street Harrisburg, PA 17121 c/o Bureau of Workers Compensation 1171 S Cameron Street Harrisburg, PA 17104
---	--

Scott Township Authority	301 Lindsay Road Carnegie, PA 15106
--------------------------	--

Terry Street

6. Name and address of every other person who has any record interest in the property which may be affected by the sale:

Name	Address
------	---------

NONE	
------	--

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Name	Address
------	---------

Tenants/Occupants	120 Warmon Street Bloomsburg, Pennsylvania 17815
-------------------	---

X Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
X Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 th Street Suite #204 Philadelphia, PA 19107
X Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
X Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
X X PA Department of Revenue	Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230
X PA Department of Revenue Bureau of Compliance Lien Section	PO BOX 280948 Harrisburg PA 17128-0948
X Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales
X United States of America	Internal Revenue Service Technical Support Group William Green Federal Building Room 3259 600 Arch Street Philadelphia, PA 19106
X Domestic Relations of Columbia County	11 West Main Street Bloomsburg, PA 17815
X Tax Claim Bureau	Columbia County Courthouse 35 West Main Street Basement Level Bloomsburg, PA 17815

Commonwealth of PA
Department of Revenue

Bureau of Compliance
Department 280946
Harrisburg, PA 17128-0946
Attn: Sheriff's Sales

United States of America

c/o United States Attorney for the
Middle District of PA
William J. Nealon Federal Bldg.
235 North Washington Avenue, Ste. 311
Scranton, PA 18503
and
Harrisburg Federal Building & Courthouse
228 Walnut Street, Ste. 220
Harrisburg, PA 17108-1754

United States of America c/o
Atty General of the United
States

U.S. Dept of Justice, Room 5111
950 Pennsylvania Avenue NW
Washington, DC 20530-0001

United States of America
c/o Atty General of the United
States

U.S. Dept of Justice, Room 4400
950 Pennsylvania Avenue NW
Washington, DC 20530-0001

8. Name and address of Attorney of record:

Name

Address

NONE

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities.

Date: 8/10/18

McCABE, WEISBERG & CONWAY, LLC

BY:

☐ Margaret Gairo, Esq. ☐ Andrew L. Markowitz, Esq.
☐ Christine L. Graham, Esq. ☐ Brian T. LaManna, Esq.
☐ Ann E. Swartz, Esq. ☐ Joseph F. Riga, Esq.
☐ Joseph I. Foley, Esq. ☐ Jacob M. Ottley, Esq.
☒ Lauren M. Moyer, Esq. ☐ Chelsea A. Nixon, Esq.

Attorneys for Plaintiff

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT OF LAND SITUATE IN THE VILLAGE OF ESPY, SCOTT TOWNSHIP, COLUMBIA COUNTY, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING ON THE WEST SIDE OF CANAL STREET AT A DISTANCE OF 120 FEET FROM THE NORTHWEST CORNER OF CANAL STREET AND MAIN STREET IN THE SAID VILLAGE; THENCE ALONG THE SAID WESTERLY SIDE OF CANAL STREET A DISTANCE OF 60 FEET TO A 16 1/2 FOOT ALLEY; THENCE ALONG SAID ALLEY WESTWARDLY 100 FEET MORE OR LESS TO LOT OF LESTER HIPPENSTEEL; THENCE ALONG SAID HIPPENSTEEL LOT SOUTHWARDLY 60 FEET TO OTHER LAND OF SAID GERNARD DEWALD, AND THENCE ALONG SAID DEWALD LAND EASTWARDLY BY A LINE PARALLEL WITH SAID ALLEY 100 FEET MORE OR LESS TO THE PLACE OF BEGINNING.

BEING KNOWN AS: 120 WARMON STREET, BLOOMSBURG, PENNSYLVANIA 17815

TAX I.D. #: 31 3C106100000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH MYRTLE L. EDWARDS, EXECUTRIX OF THE ESTATE OF EDITH R. LEHMAN AND MYRTLE L. EDWARDS AND ROLLIN EDWARDS, HUSBAND AND WIFE; LEROY H. PURSEL, WIDOWER, MARY L. WILLIAMS, WIDOW, PHILLIS L. HOFFMAN AND DALE HOFFMAN, WIFE AND HUSBAND; EDWARD E. COLE, JR., AND LINDA COLE, HUSBAND AND WIFE AND RANDY S. COLE, SINGLE by deed dated February 25, 1991 and recorded February 25, 1991 in Deed Book 468, Page 554, granted and conveyed unto Dinh Vinh.

REAL DEBT: \$68,162.18

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
DINH VINH

McCabe, Weisberg & Conway, LLC
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

Document Receipt

Trans #	13926	Carrier / service:	USPS Server	First-Class Mail®	8/21/2018 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000136973

Doc Ref #: 2018ED96

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

Trans #	13925	Carrier / service:	USPS Server	First-Class Mail®	8/21/2018 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000136966

Doc Ref #: 2018ED96

Postage 5.4200

HARRISBURG PA 17128

Document Receipt

Trans #	13951	Carrier / service:	USPS Server	First-Class Mail®	8/22/2018 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

TPL CASUALTY UNIT ESTATE DEPT OF PUBLIC WELFARE

WILLOW OAK BUILDING P.O. BOX 8486

Tracking #: 71901140006000137222

Doc Ref #: 2018ED96

Postage 5.4200

HARRISBURG PA 17105

Document Receipt

Trans #	13950	Carrier / service:	USPS Server	First-Class Mail®	8/22/2018 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

COMMON OF PA

BUREAU OF INDIVIAL TAX DIV

6TH FLOOR STRWBERRY SQ

Tracking #: 71901140006000137215

DEPT#280601

Doc Ref #: 2018ED96

Postage 5.4200

HARRISBURG PA 17128

Document Receipt

Trans #	13949	Carrier / service:	USPS Server	First-Class Mail®	8/22/2018 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

COMMON OF PA

INHERITANCE TAX OFFICE

110 NORTH 8TH STREET

Tracking #: 71901140006000137208

SUITE 204

Doc Ref #: 2018ED96

Postage 5.4200

PHILADELPHIA PA 19107

Document Receipt

Trans #	13948	Carrier / service:	USPS Server	First-Class Mail®	8/22/2018 12:00:00 AM
Ship to:					
COMMON OF PA		DAN RICHARD			
P.O. BOX 2675		Tracking #:	71901140006000137192		
		Doc Ref #:	2018ED96		
		Postage	5.4200		
HARRISBURG	PA	17105			

Document Receipt

Trans #	13947	Carrier / service:	USPS Server	First-Class Mail®	8/22/2018 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000137185

Doc Ref #: 2018ED96

Postage 5.4200

PHILADELPHIA PA 19106

Document Receipt

Trans #	13950	Carrier / service:	USPS Server	First-Class Mail®	8/22/2018 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

COMMON OF PA

BUREAU OF INDIVIAL TAX DIV

6TH FLOOR STRWBERRY SQ

Tracking #: 71901140006000137215

DEPT#280601

Doc Ref #: 2018ED96

Postage 5.4200

HARRISBURG PA 17128

Document Receipt

Trans #	13950	Carrier / service:	USPS Server	First-Class Mail®	8/22/2018 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

COMMON OF PA

BUREAU OF INDIVIAL TAX DIV

6TH FLOOR STRWBERRY SQ

Tracking #: 71901140006000137215

DEPT#280601

Doc Ref #: 2018ED96

Postage 5.4200

HARRISBURG PA 17128

Document Receipt

Trans #	13950	Carrier / service:	USPS Server	First-Class Mail®	8/22/2018 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

COMMON OF PA

BUREAU OF INDIVIAL TAX DIV

6TH FLOOR STRWBERRY SQ

Tracking #: 71901140006000137215

DEPT#280601

Doc Ref #: 2018ED96

Postage 5.4200

HARRISBURG PA 17128

Document Receipt

Trans #	13951	Carrier / service:	USPS Server	First-Class Mail®	8/22/2018 12:00:00 AM
---------	-------	--------------------	-------------	-------------------	-----------------------

Ship to:

TPL CASUALTY UNIT ESTATE DEPT OF PUBLIC WELFARE

WILLOW OAK BUILDING P.O. BOX 8486

Tracking #: 71901140006000137222

Doc Ref #: 2018ED96

Postage 5.4200

HARRISBURG PA 17105

McCABE, WEISBERG & CONWAY, LLC

PA ESCROW TRUST ACCOUNT
123 S. BROAD STREET, SUITE 1400
PHILADELPHIA, PA 19108
(215) 790-1010

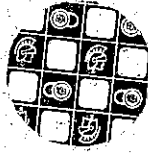
PAY: One thousand three hundred fifty and NO/100

TO THE
ORDER

Sheriff of Columbia County

OF / PA

Affidavit for Sheriff Sale(17-102592) - Vinh, Dinh



8-9/430

PNC BANK

139616

NO. 139616

DATE

08/13/2018

AMOUNT

\$1,350.00

2 SIGNATURES REQUIRED, OVER \$25,000.00
VOID AFTER 180 DAYS



Margaret Davis

⑈139616⑈ ⑆043000096⑆ 1077693612⑈

Security Features Included.

Details on back.